

PUBLIC NOTICE

pursuant to Section 53(5) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR CONSENT

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

DATE: Tuesday, February 3, 2026

FILE NO: B25-68-8 (Bajram Dragusha)

The County of Oxford Land Division Committee has received an Application for Consent.

Purpose and Effect of Application for Consent:

The application for consent seeks to sever a lot with a frontage of 8.3 m (27.5 ft ft), a depth of 36.6 m (120.1 ft) and an area of 306.8 m² (3,303.2 ft²) and retain a lot of the same size. The intent of the application is to sever a proposed semi-detached dwelling with an additional residential unit, while retaining a semi-detached dwelling with an additional residential unit.

The subject lands front on the south-east side of Frederick Street, lying between Vansittart Avenue and Pittock Park Road, and are legally described as Part Block B, Plan 179, Part 1 41R-9164, Part 1, in the City of Woodstock, known municipally as 64 Frederick Street.

Public Meetings:

The Council of the City of Woodstock will hold a public meeting to consider the proposed Consent on:

Date: **Tuesday, February 17, 2026**
Time: **7:00 p.m.**
Place: **Council Chambers, City Hall, 500 Dundas St, Woodstock, ON N4S 0A7**

Please be advised that a sign language interpreter is available to attend the Public Meeting held at the City of Woodstock. Where the services of a sign language interpreter are required, arrangements must be made with the City Clerk's Office at least seven (7) days in advance of the meeting. You can contact the City Clerk's Office at 519-539-1291 or via e-mail at ahumphries@cityofwoodstock.ca.

If you wish to speak or make a presentation to City Council regarding this application at the Council meeting of **Thursday, February 19, 2026**, you must advise the Clerk of your reasons, in writing, no later than 2:00 PM on the Tuesday prior to the meeting. Copies of any presentation must be provided at the time of the request to the City Clerk.

PLEASE NOTE: The Council of the City of Woodstock will make a recommendation to County Council in regard to the Consent application. The application will be considered for decision by the Land Division Committee at their regular meeting as noted below.

The Land Division Committee will consider the Application for Consent on:

Date: **Thursday, March 5, 2026**
Time: **9:30 a.m.**
Place: **Oxford County Administration Building, Council Chambers, 21 Reeve St, 1st Floor, Woodstock, ON N4S 3G1**

OR **Virtual public meeting via live stream –**
www.oxfordcounty.ca/livestream

The format of Land Division Committee meetings is a hybrid meeting model. The public may attend the meeting in-person or may participate virtually, or by telephone. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We welcome your comments and request they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided for the Land Division Committee's consideration. It is recommended that written comments be submitted at least 24 hours prior to the meeting date in order to give the Land Division Committee members and Planning Staff adequate opportunity to review your comments. All comments received may become part of the public agenda. If you do not wish to participate in the meeting, the Committee may proceed and make a decision with respect to this application in your absence.

If you would like to participate in the public hearing virtually, please email the Land Division Committee Secretary-Treasurer at planning@oxfordcounty.ca or call 519-539-9800, ext. x3202 by **Monday, March 2, 2026**. Please leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details.

Please contact the Clerk's Department if you require an alternate format or communication support with at least 7 days' notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: MV02-26

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent at the meeting. If you do not attend or are not represented at the meeting, the Committee may proceed and may not advise you of any proposed modifications.

If a person or public body that files an appeal of a decision of the Land Division Committee in respect of the proposed Consent does not provide written submissions or make oral submissions at a public meeting before the proposed Consent is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted application or how to preserve your appeal rights, please contact **Justin Miller, Development Planner** Community Planning Office (**519-539-9800 ext. 3210**). Written comments may be forwarded to the address below or emailed to planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Decision:

If you wish to be notified of the decision of the Land Division Committee in respect to the proposed application, you must make a written request to the Land Division Committee at the address noted below, or to planning@oxfordcounty.ca.

Yours truly,



Angela Karn Sims
Secretary-Treasurer
County of Oxford Land Division Committee
Community Planning Office
P.O. Box 1614, 21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: (519) 539-9800 ext. 3202

Plate 1: Location Map with Existing Zoning

File No.: B25-68-8: Dragusha

Part Block B, Plan 179, Part 1, 41R9164, Part 1, 64 Frederick Street, City of Woodstock

